



**FILE:** PA01-0066

**DATE:** August 15, 2001

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA01-0066 for Site Development, Marriott's Newport Coast Resort

**APPLICANT:** Marriott Vacation Club International

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**I. NATURE OF PROJECT:**

Revisions and modifications to the Coastal Development Permit originally approved under Planning Application PA98-0057. As the result of significant geologic discoveries in the fall of 2000, refinements have been incorporated into the approved site plan and grading plans to allow for the construction of deep stabilization keys on the eastern edge of PA 13B. The reconfigured grading has resulted in a slightly modified development envelope, redistribution of guest units and facilities and a net reduction of one (1) Villa Building from the approved plan of 42 to 41 Villa Buildings. The modifications proposed by this Site Development Permit maintain the overall number of 700 resort accommodations and accessory land uses previously approved.

Development of Marriott's Newport Coast Resort is anticipated to occur in nine separate development phases over approximately 10 years depending on market conditions and sales. Each proposed phase is self-contained from an access, parking and services perspective. Phase I includes the primary entry road (Tuscany) from Newport Coast Drive, a parking structure beneath three buildings, and five other buildings for a total of 137 accommodations. This area is known as the Town Center, and it provides all centralized administrative functions, commercial uses main resort pool area and preview/sales center. Generally, subsequent phases will be developed in a counter clockwise direction, with 2-6 resort buildings each (50-125 accommodations) and required surface parking facilities in close proximity to the guest accommodations.

Modifications to the approved site plan of the Coastal Development also include the reconfiguration of streets and surface parking areas, relocation of retaining walls, deletion of undercroft parking areas in the design of Villa Buildings and deletion of one (1) tennis court for a total of three (3) tennis courts. The previously-approved Mansion Building (Building "LL") has been reconfigured to relocate the tennis shop (approximately 900 square feet in size) and Pool Area No. 2 support facilities to a separate stand-alone building in closer proximity to these recreational amenities, including refinements to the design of Pool Areas No. 2 and 3 to include larger pools, children's wading pools and spas, gardens and terrace areas. The pedestrian circulation system has also been revised to provide several additional stairways allowing better access to resort recreational amenities from the Villa Buildings and incorporation of view overlook areas with gazebo structures at several key locations throughout the

resort. Other minor refinements to the site plan include the reconfiguration of several of the surface parking areas in Development Phases 3 through 5 to incorporate additional parking stalls, relocate handicap spaces and to address access and circulation comments provided by the County of Orange Development Services staff and Orange County Fire Authority during the plan check process.

Although the previous project approvals anticipated the existence of unstable areas of subsurface geology, the development plan was designed to avoid placing structures within areas delineated as not being suitable for development. As a result of subsequent field explorations and analysis in the fall of 2000 (Leighton & Associates Project No. 920882-012), it has been determined by the soils engineer that more comprehensive stabilization measures, including the construction of several significant “keys” are required to provide stability for slopes supporting structural areas. Total site grading will entail a total of approximately 1,664,000 cubic yards of cut and 1,801,000 cubic yards of fill, including 959,000 cubic yards of remedial grading. Areas of cut will be primarily used to fill the existing canyon area in the center of the site and create the terraces for development of the Villa Buildings and resort amenities. Stage 2B will also include the import of approximately 60,000 cubic yards from the adjacent Los Trancos View Park No. 1 through an agreement with The Irvine Company. Under the terms of the agreement, the grading contractor will complete the rough grading operation in accordance with the approved Coastal Development Permit (CD 91007P) and Changed Plan and CP01-0030) for the View Park and transport the material on a temporary construction haul road between the two sites.

The approved drainage plans are also revised to reflect the revised grading design. Due to the necessity to create the deep stabilization key on the eastern edge of the project, the limits of grading has been adjusted in an easterly direction to align with the daylight line of the back cut from the key excavation. The change between the limits of grading shown on the approved Revised Vesting Tentative Tract Map 15157 and the new limits of grading in total area equates to approximately 9.8 acres. Of that acreage, 1.9 acres drain to the project underground storm drainpipes within the roadway system and 7.5 acres continue to drain directly to Los Trancos Canyon. The reconfiguration of resort Villa Buildings and surface parking areas results in an overall increase of approximately 8% in impervious surfaces for the resort. As part of the proposed improvements, the 42-inch RCP/60-inch SRP storm drain entering the site will be abandoned (filled in place) to the Newport Coast Drive right-of-way. A new storm drain line, following the alignment of the central spine street will be constructed, linking the existing 42-inch RCP connection at Newport Coast Drive with an existing 60-inch RCP storm drain line under the golf course. All storm drain improvements and connections will be completed prior to the rainy season.

The Site Development Permit includes minor Boundary Adjustment between Planning Areas 3A and 3B in response to the redistribution of Villa Buildings described above. These minor adjustments result in a “no net acreage change” for each of the Planning Areas and allow for the accurate description of total accommodations and facilities (no buildings are bisected by the PA boundary adjustment) on the Planned Community Statistical Summary. The Master Coastal Development Permit, as amended, permits these minor adjustments without the need of amending the LCP document.

The Marriott Vacation Resort project is current under construction. Construction of the entire proposal was approved under PA98-0057 for Coastal Development Permit. The Project site is within Planning 3A and 3B of the Newport Coast Planned Community/Local Coastal Program. The site is located southerly of Newport Coast Drive at its intersection of Pelican Hill Road South and north of Pacific Coast Highway.

**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections and 7-9-150 "Discretionary Permits and Procedures" and Newport Coast Local Coastal Program and Newport Coast Master Coastal Development.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR 559, previously certified on May 23, 1999, and Addendum PA010066. Prior to project approval, this EIR and Addendum were found adequate to satisfy the requirements of CEQA by the Director. Appendix A of this report contains the required CEQA Findings.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad G. Brown, Chief  
CPSD/Site Planning Section

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**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.